

HERITAGE STATEMENT ADDENDUM

**SEASCALE HALL
SEASCALE
CUMBRIA**

**PREPARED BY LANPRO SERVICES
ON BEHALF OF
NDA PROPERTIES**

April 2022



Project Reference: 3742/01

Listed Building Consent Ref. 4/18/2207/LB

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Revision	Reason for Update	Document Updated
V2	Additional works	13/04/2022

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1 INTRODUCTION

- 1.1 The following is an update to an Addendum (Lanpro 2021) to a Heritage Statement produced in support of an application for Listed Building Consent for Seascale Hall, Seascale, Cumbria (Lanpro 2018).
- 1.2 The original Listed Building Consent application for the above property (4/18/2207/LB) received consent on the 5th October 2018 allowing for extensive internal and external refurbishment works. Following this consent the building has been subject to a programme of historic building recording to the standard of an Historic England Level 3 survey (Greenlane 2021; Historic England 2016).
- 1.3 The building recording was informed by a programme of dendrochronological dating (NTRDL 2021). This work was specifically intended to examine reused timbers revealed during the lifting of floorboards on the ground floor, although a wider investigation of the rest of the building was also undertaken in order to put any information collected into context. The assessment and associated dendrochronological dating undertaken as part of the building recording has been used to inform this addendum.

2 SCOPE OF ADDITIONAL WORKS

- 2.1 In accordance with the original consented scheme an initial strip-out of the property has been undertaken. This has identified the need for additional works not originally subject to the consented scheme. Consultation with the LPA's Conservation Officer has been undertaken and based on the advice received the applicant is now seeking Listed Building Consent for the additional works.
- 2.2 The additional works identified for Listed Building Consent consist of the following:
 - Replacement of all ground floor suspended timber floors with a solid limecrete floor
 - Removal of an unsafe wall between the kitchen and entrance hall
 - The addition of a single door opening between the Meat Room and Lounge 2
 - Steel beams installation to the Lounge 1 ceilings (structural requirement, retrospective approval only)
 - Replacement of the front door
- 2.3 This Addendum Update will form part of the required submission documentation for Listed Building Consent. It is intended to be read in conjunction with the original Heritage Statement (Lanpro 2018) and the proposed plans provided in support of this application (Appendix 1):
 - Drawing Number: LBC – 03 Proposed Limecrete Floors

- Drawing Number: LBC – 04 Location & detail of proposed new door & removed wall
- Drawing Number: LBC – 07 Listed Application Lounge 1 Beams
- Drawing Number: LBC – 09 Listed Building Application Front Door

3 JUSTIFICATION FOR ADDITIONAL WORKS

- 3.1 The justification for each of the works will be considered in turn below. When considering the justification for the proposed works the relative heritage values associated with the identified areas of work will be considered alongside their contribution to the overall significance of the building and their level of effect or impact on that significance, and corresponding need/justification.

Replacement of all ground floor suspended timber floors with a solid limecrete floor (Plates 1 and 2)

- 3.2 Following stripping-out, the existing floors were found not to be tied into the walls and to be constructed of random lengths and widths of timbers. These timbers were subject to damage from rot and evident infestation. These floors were only supported by random wedges of stone, broken in places, with over floors deflecting and unstable. As a result, the flooring in its current state is structurally incapable of supporting the required use and is undermining the wider structural integrity of associated sections of the building.
- 3.3 It is proposed to replace all suspended timber flooring on the ground floor with solid limecrete floors. The use of limecrete is considered an appropriate response to the circumstances and is in line with the established use of limecrete within the consented scheme where it is to be used in the former Wash Room and Meat Room.
- 3.4 Based on evidence set out in the historic building recording report (Greenlane 2021) ground floor flooring, where suspended timber flooring survives, includes a mix of narrow tongue and groove boards laid on machine cut joists, wide (probably) tongue and groove boards, and narrow tongue and groove floorboards laid on reused timbers used as joists.
- 3.5 The dendrochronological sampling undertaken has dated the reused timbers (notably in Rooms G4 and G7) as having had felling dates in the late 17th century, typically between 1684-1694, although one was slightly earlier. Although it is apparent that all of these timbers were reused it is not possible to be certain where they originated. However, the form of the reused timbers to floors indicate that they mostly comprised former purlins, although they could also represent parts of cruck or timber-framed buildings, with the curved pieces in Room G4 perhaps wind braces. The reuse of these timbers is likely to have resulted from when the building was substantially remodelled sometime after 1898, when a former extension and detached buildings were demolished.

Significance

- 3.6 The flooring identified is mixed and where 'historic' material survives it has been reused. Although the origin of the material cannot be confirmed, the dendrochronological dating confirms a largely late 17th century date for the felling of the trees used in these timbers. This would suggest they were originally associated with an earlier structure of late 17th or early 18th century date – perhaps former structures associated with the site of the subject property itself that were removed in the late 19th century. If so, this would indicate that the flooring proposed for removal dates to the remodelling of the property, and reuse of the timbers in remodelling, sometime after 1898. As a result, the timbers are not in their original in-situ location and represent an ad hoc reuse of demolition / reclaimed material during the course of a phase of remodelling in the late 19th/early 20th century. The quality of the reused material is limited and subject to decay.
- 3.7 As a result of the historic building recording, and dendrochronological dating, the evidential value associated with these timbers has been extracted and is now subject to preservation by record. The proposed removal and replacement of these timbers with a limecrete floor is therefore considered reasonable and will result in no loss or harm to the key attributes that confer significance on the subject property.

Removal of an unsafe wall between the kitchen and entrance hall (Plates 3 to 7)

- 3.8 During the course of consented on-site works, the wall between the kitchen and entrance hall was identified as unstable. As a consequence, the LPA's Conservation Officer agreed to its removal prior to receiving Listed Building Consent on safety grounds. This wall has now been removed.
- 3.9 As a result of the wall's removal the structural engineer has confirmed that the two main timber beams (long spans) in the kitchen are subject to deflection. As both kitchen beams span over a large area, steel beams are now required to mitigate for deflection to upper floors. The original timber beams will however be retained in-situ.
- 3.10 It is not proposed to rebuild the wall on the basis that there is insufficient space in the kitchen to enable its effective use should it be rebuilt. It is understood that this has been subject to prior consultation with the Conservation Officer and on the basis that the wall is not believed to be original, its removal has been agreed in principle.

Significance

- 3.11 As stated above, the wall removed was unsound and is not believed to be original but rather part of later remodelling. Although of some historic interest, the wall itself is of limited diagnostic and architectural/aesthetic merit, nor does it contribute meaningfully to an understanding or appreciation of the significance of the subject property. Its limited evidential value has also now been subject to building recording. As a result, its contribution to an understanding of the development and evolution of the subject building has been

preserved by record. In addition, rebuilding the wall would result in a less useable space for occupants and is considered un-supporting of modern living standards. The historic beams, which are of more historical and evidential interest, will be retained in situ. In order to ensure they are able to meet the required loading standards, and maintain structural integrity, it is proposed to introduce steel beams. These will be installed below the timber beams and packed to offer the required structural support. This is also intended for the beam spanning centrally within the kitchen.

- 3.12 The removal of the wall is considered to be reasonable as is the intention not for it to be rebuilt. The retention of the timber beams and their necessary support is also considered reasonable, and will result in no loss or harm to the key attributes that confer significance on the subject property.

The addition of a single door opening between the Meat Room and Lounge 2 (Plate 8)

- 3.13 It is proposed to introduce a single door opening between the former Meat Room and Lounge 2 (Rooms G8 and G7). This is required in order to help improve the circulation within the house and avoid the restricted toy room access when refurbished and returned to use.
- 3.14 During the course of consented on-site works the plaster on the wall separating the former Meat Room and Lounge 2 was removed. This revealed a timber lintel and evidence of an opening on both sides of the dividing wall. It is proposed to introduce the new doorway within the wall where this earlier historic opening has been identified. This will require the removal of the rubble wall fill and the introduction of a concrete lintel, padstones and doorway.
- 3.15 Although this work will require the removal of existing material, this material does not form part of the main wall structure, but infill material used to seal up an earlier opening. Its interest is therefore limited, while the opportunity to reintroduce an opening where one was previously has the potential to not only improve living requirements but also re-establish a previous and more historic configuration. Subject to appropriate detailing the introduction of a new door opening in this location is therefore considered reasonable and to result in no loss or harm to the key attributes that confer significance on the subject property.

Steel beams installation to the Lounge 1 ceilings

- 3.16 Four 152mm x 152mm UC 37kg/m Grade S355 steel beams have been inserted below the existing timber beams in Lounge 1 (Rooms G4 and G5). The existing beams remain in situ and are packed up off the steel with section over the full width of the timber beam with slate/steel/hardwood packing. They are sat on concrete pad stones and will be boarded with 15mm gypsum fireboard. The beams enter the front wall beneath the existing full length timber structural beam which is supported upon built up concrete brick and sand and cement. The existing beams are unsafe and, as with the removal of the unsafe wall between the kitchen and entrance hall, the LPA's Conservation Officer has agreed to the insertion of

the beams prior to receiving Listed Building Consent on safety grounds. All of the original timber members remain in situ.

Significance

- 3.17 Dendrochronological dating of timber floor joists within Room G4 obtained two dates, 1631-1659 (Timber G6.6) and 1684-1694 (loose timber). The ceiling beams were not dated and there is no other evidence to suggest that they are of the same date as the floor joists which were probably reused 17th century timbers from one or more buildings (Greenlane Archaeology 2021). The ceiling beams in Room G4 and by extension Room G5 are also probably reused timbers dating to the alterations outlined in Section 3.6.
- 3.18 The ceiling beams will be preserved in situ and the reinforcing steel beams will protect the timbers from further structural deterioration. It is therefore considered reasonable and will result in no loss or harm to the key attributes that confer significance on the subject property.

Replacement of the front door

- 3.19 The existing front door is of three panel raised and fielded appearance externally (Plate 9) and plank construction appearance internally (Plate 10). There are two long wrought iron fish tail strap hinges hung on iron pintles fixed into the reveal, which is stone. The other ironmongery consists of two substantial bolts, a decorative latch and an iron mortice lock. There is a knocker externally. The door has suffered from neglect and is in quite poor condition and has been variously repaired with modern timber.
- 3.20 The door in its current form does not fully open, restricting access into the house and it is proposed to replace this door with a three hinge identical, but 170mm narrower, replacement with a new frame set in to the existing reveal. The proportions of the three panels and rails will remain the same, only the stiles will be reduced in width. The ironmongery will be adapted and reused on the replacement.

Significance

- 3.21 The façade within which the door is situated was added during Phase 3 alterations (1707 – 1710) (Greenlane Archaeology 2021). The external appearance of the door, with three panels appears later than the classic six or four panelled Georgian style and may date to later alterations. Indeed, it is probable that the door was originally of double plank construction, the external vertical planks replaced with the panelling as tastes changed.
- 3.22 The door has evidential and aesthetic value in its contribution to an understanding of the development and evolution of the subject building and its appearance within the main frontage. It is considered that the replacement of the door with a dimensional replica using the original ironmongery will maintain its appearance and contribution to aesthetic value of the frontage. This result in no loss or harm to the key attributes that confer significance on the subject property. Its contribution to an understanding of the development and evolution of the subject building has been preserved by record (Greenlane Archaeology 2021).

4 CONCLUSIONS

- 4.1 The works outlined in this Addendum have all been subject to consultation with the LPA's Conservation Officer and are understood to be in line with an agreed approach to gaining Listed Building Consent. The proposals have been informed by historic building recording and associated dendrochronological dating (Greenlane Archaeology 2021; NTRDL 2021), which has assessed and recorded the subject property and associated fabric to be affected by the proposed works.
- 4.2 On the basis of this information, and the limited nature of the proposed additional works, it is concluded that the proposals will result in no loss or harm to the key attributes that confer significance on the subject property.

5 REFERENCES

Greenlane Archaeology 2021, 'Seascale Hall Farm, Seascale, Cumbria. Archaeological Building Recording', unpublished report

Historic England 2016, *Understanding Historic Buildings. A Guide to Good Practice*

Lanpro 2018, 'Heritage Statement. Seascale Hall, Seascale, Cumbria', report ref. GVA001/0897H

Lanpro 2021, Heritage Statement Addendum: Seascale Hall, Seascale, Cumbria', report ref. 3152/01

NTRDL 2021, 'Seascale Hall, Seascale, Cumbria. Tree-Ring Analysis of Timbers', Nottingham Tree-Ring Dating Laboratory report

Plates



Plates 1 and 2. Photographs of the existing flooring



Plates 3 and 4. Details of the original wall beam between kitchen and the entrance hall after removal



Plates 5 and 6. Details of the original wall beam between kitchen & the entrance hall after removal



Plate 7. General view of the original wall beam between kitchen & the entrance hall after removal



Plate 8. The location of the proposed door between Meat Room and Lounge 2



Plate 9. External appearance of the front door

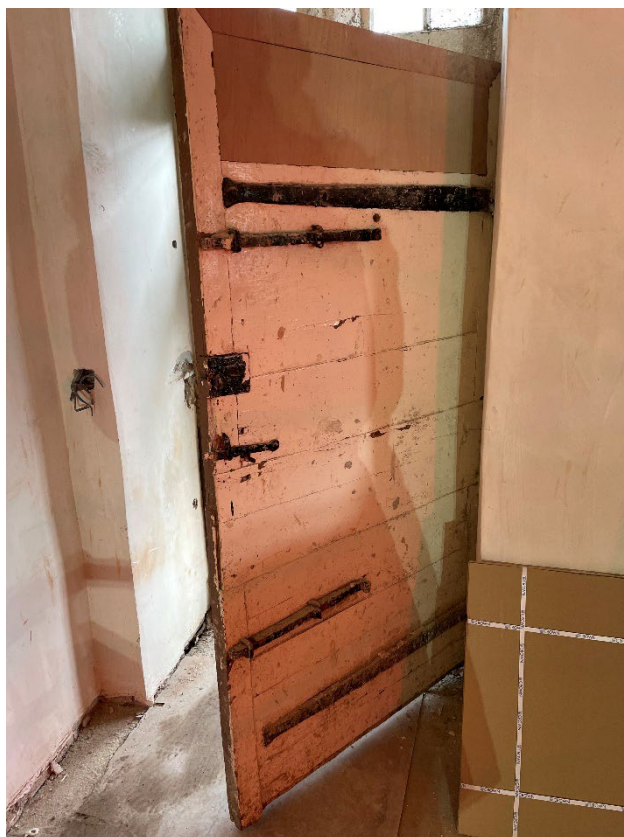


Plate 10. Internal appearance of the front door

APPENDIX 1: Plans of Proposed Additional Works

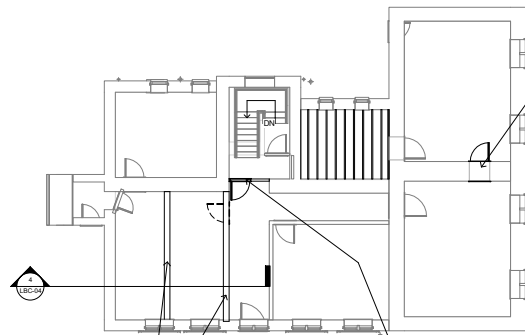
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CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

TITLE
Listed Application Alterations

DRAWN BY SWB	CHECKED BY OH	DATE 19/07/21
SCALE (@ A1) As indicated		PROJECT NUMBER 144
DRAWING NUMBER LBC-04		REV

Demolish Rubble wall section up to a height of 2100mm from Finish Floor Level. Include all necessary raking/dead shoring supports. Supply and Fix 140 x 100mm Ibstock Ltd Supreme R15A precast concrete lintels given 150mm end bearing, number to suite hte wall thicknesses per engineers specification sat tight side by side to the full width of the wall (approx 9No). Include an end bearing of 150mm over concrete padstones built into the walls. Include for formation of reveal and jambes either side of the opening.



Demolish wall to include door and frame. include for all necessary supports. Supply and fix 152 x 152mm UC 37kg/m Grade S355 steel beam located centrally beneath the existing timber beam with his timber beam fully supported. The existing timber beam over the full width of the timber section using slate/steel/hardwood packing. The new steel should be given 200mm end bearing and sat on 350 x 215 x 100mm deep concrete padstones. The steel should be shot blast and primed and boarded with 15mm british gypsum. Support lintels to be placed above the existing lintels and over the existing beam to the external wall to the front elevation, partially acting as a door lintel and build up with Concrete concrete brick set in Sand Cement to the underside of the existing timber floor support the lintel and wedge to support the entire weight of the timber beam above the S3 support. Engineer the perimeter with 15mm fireline 150mm beam. include for timber section supports for the fireline boarding at 300mm centres.

First Floor
3180

Existing Timber Beams

New UC Beams as engineers specification infilled up to underside of timber beams and packed all encase in 15mm British Gypsum Fireline and skimmed.

2093

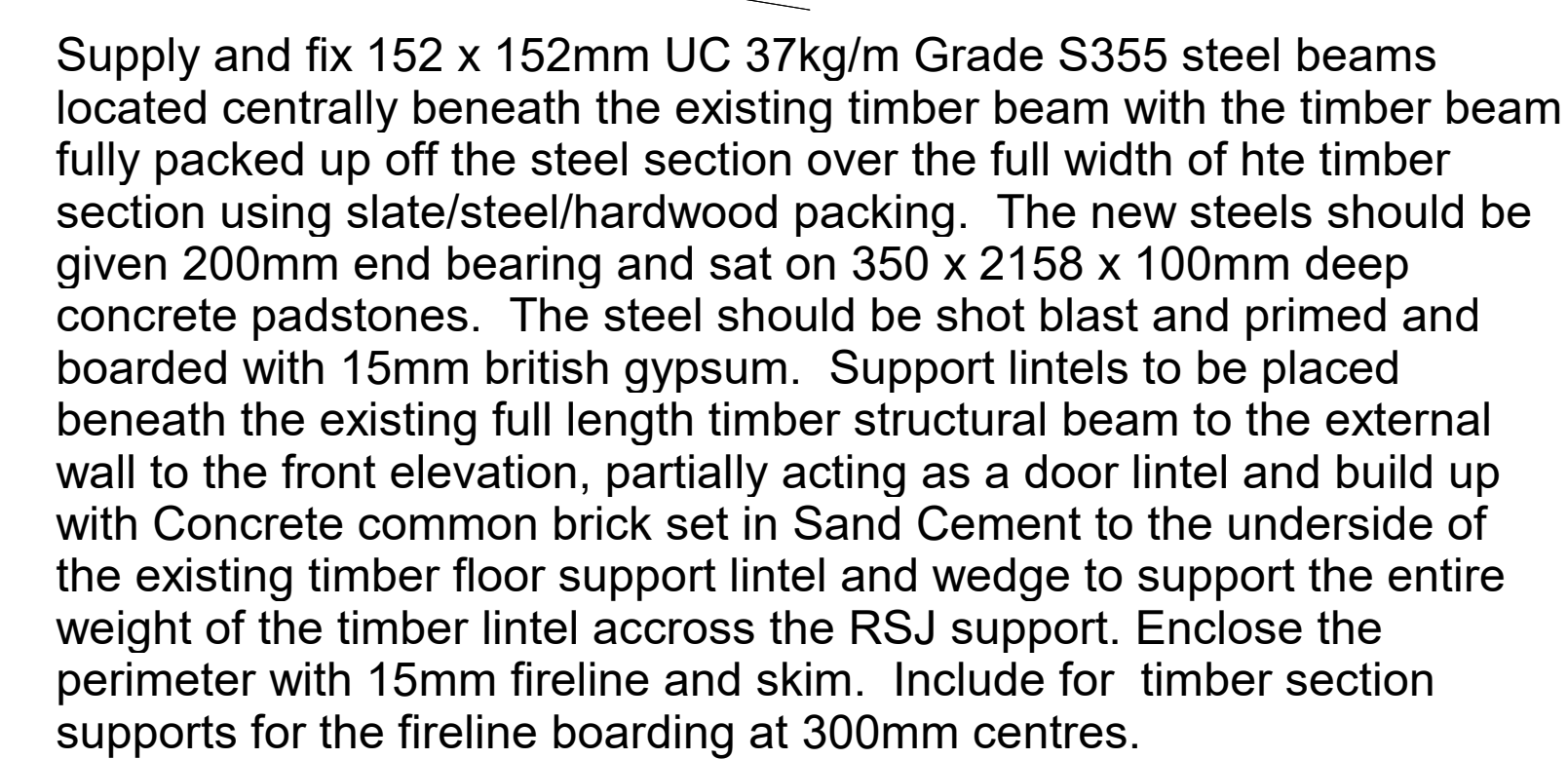
EA GL
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1st Floor Plan

Rooms and Areas:

- Porch: 5.0 m²
- Utility: 17 m²
- Kitchen-Hall: 27 m²
- Hall: 20 m²
- Under stairs
- Toy Room: 12 m²
- Lounge 1: 21 m²
- Lounge 2: 60 m²
- Meal Room: 29 m²

19/07/2021 12:39:16



**AVISON
YOUNG**

[illegible]

PROJECT	
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Seascale Hall Farm

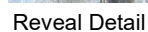
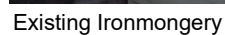
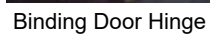
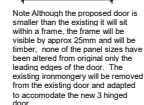
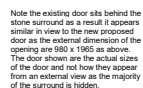
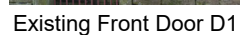
TITLE

Listed Application
Lounge 1 Beams

CLIENT

NDA Properties Limited

DRAWN BY SWB	CHECKED BY KB	DATE 10/12/21
SCALE (@ A1) As indicated		PROJECT NUMBER 144
DRAWING NUMBER LBC-07		REV A



**AVISON
YOUNG**

Notes

The existing front door, which is set on pin type hinges, similar to a garden gate, is not set within a frame and is binding against the walls making it impossible to be functional and open fully. It is proposed to make a copy of the door, which would be a slightly scaled down version to fit into a frame. The frame would sit directly behind the stone feature, with traditional heavy duty hinges, however the existing ironmongery will be removed and re fixed as visual only, this will require that the hinge side of ironmongery, which contains the over section to fit onto the pin is removed.

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PROJECT

Seascale Hall Farm

	TITLE
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Listed Consent Front
Door

CLIENT

NDA Properties Limited

DRAWN BY SWB	CHECKED BY KB	DATE 21 March 22
SCALE (@ A1) As indicated	PROJECT NUMBER 144	
DRAWING NUMBER LBC-09		REV

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